Introduced by the Land Use and Zoning Committee:

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ORDINANCE 2021-13-E

ORDINANCE REZONING APPROXIMATELY 1.28± ΑN ACRES, LOCATED IN COUNCIL DISTRICT 4 AT 1909 PARENTAL HOME ROAD, BETWEEN HOGAN ROAD AND PARENTAL CIRCLE (R.E. NO. 137008-0020) DESCRIBED HEREIN, OWNED BY RCW PROPERTIES, INC., FROM PLANNED UNIT DEVELOPMENT DISTRICT (2018-669-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THEPARENTAL HOME ROAD COMMERCIAL DEVELOPMENT PUD; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, RCW Properties, Inc., the owner of approximately 1.28± acres, located in Council District 4 at 1909 Parental Home Road, between Hogan Road and Parental Circle (R.E. No. 137008-0020), as more particularly described in Exhibit 1, dated September 12, 2018, and graphically depicted in Exhibit 2, both of which are attached hereto (Subject Property), has applied for a rezoning and reclassification of that property from Planned Unit Development (PUD) District (2018-669-E) to Planned Unit Development (PUD) District, as described in Section 1 below; and

WHEREAS, the Planning Commission has considered the application and has rendered an advisory opinion; and

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WHEREAS, the Land Use and Zoning Committee, after due notice and public hearing, has made its recommendation to the Council; and the Council finds that such rezoning is: consistent with the 2030 Comprehensive Plan; (2) furthers the goals, objectives and policies of the 2030 Comprehensive Plan; and (3) is not in conflict with any portion of the City's land use regulations; and

WHEREAS, the Council finds the proposed rezoning does not adversely affect the orderly development of the City as embodied in the Zoning Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of the Zoning Code; now, therefore

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Planned Unit Development (PUD) District (2018-669-E) to Planned Unit Development (PUD) District. This new PUD district shall generally permit commercial uses, and is described, shown and subject to the following documents, attached hereto:

- Exhibit 1 Legal Description dated September 12, 2018.
- 24 Exhibit 2 - Subject Property per P&DD.
- 25 Exhibit 3 - Written Description dated December 10, 2020.
 - Exhibit 4 Site Plan dated February 1, 2019.
 - Section 2. Owner and Description. The Subject Property is owned by RCW Properties, Inc., and is legally described in Exhibit 1, attached hereto. The applicant is Joe McClure, 11071 Losco Pines Court, Jacksonville, Florida 32257; (904) 864-7558.
 - Section 3. Disclaimer. The rezoning granted herein

shall **not** be construed as an exemption from any other applicable 1 local, state, or federal laws, regulations, requirements, permits 2 or approvals. All other applicable local, state or federal permits 3 or approvals shall be obtained before commencement of 4 5 development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made 6 7 applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use 8 9 will be operated in strict compliance with all laws. Issuance of 10 this rezoning does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local

12 laws. 13

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20 /s/ Shannon K. Eller

Form Approved:

21 Office of General Counsel

Section 4.

22 Legislation Prepared By: Connie Quinto

Effective

Council President and the Council Secretary.

Date.

Ordinance shall be deemed to constitute a quasi-judicial action of

the City Council and shall become effective upon signature by the

The

enactment

of

this

23 GC-#1406756-v1-1909 Parental Home PUD Z-3162.docx